

Grant Brown
Team Leader
Infrastructure Management
Department of Planning, Housing and Infrastructure

Re: Newcastle Inner City Bypass – Rankin Park to Jesmond, SSI 6888 19 February 2026
E4 Extension of Time Request, Credit Retirement, February 2026

Dear Grant,

I refer to the subject project Newcastle Inner City Bypass – Rankin Park to Jesmond ('the Project') approved by the Minister for Planning on 15 February 2019. I also refer to our previous correspondence on this matter on 7 March 2025 (SSI-6888-PA-179) and the Planning Secretary's previous extension of time approval on 27 March 2025.

As noted in Transport for NSW ('Transport') prior correspondence, all of the project's biodiversity offset credits were secured within 12 months of the commencement of construction, and 64 credits remain to be retired. These 64 remaining credits are associated with a Transport owned property at 350A Pacific Highway, Swansea being Lot 60 DP1307336 (the subject property).

Transport previously advised that Lake Macquarie City Council would be acquiring the property, however Council has since decided not to proceed. As a result, Transport expects to put the property on the open market for divestment in the coming months.

As background, in the past year several steps have been undertaken by Transport to support divestment of the property, including:

- declaration of Lot 61 DP1307336 as Controlled Access Road in Government Gazette No. 122 of 28 March 2025
- obtaining approval from the Biodiversity Conservation Trust to subdivide the property
- obtaining title for Lot 60 DP1307336
- request to the Land Registry Services to amend the title including name change to Transport for NSW, and inclusion of easements and a positive covenant
- finalisation of Transport's internal due diligence process
- obtaining Declaration of Surplus approval from the Secretary for Transport for NSW
- submitting the property to the Government Property Exchange on 17 December 2025
- writing to the Biodiversity Conservation Trust requesting update of the Lot/DP information in the Biobanking Agreement No. 340 on 14 January 2026.

Transport is currently awaiting approval to sell the property from the Government Property Exchange. Once this approval is obtained, Transport can proceed to obtain a valuation and select a property agent to market the property. The property will be scheduled for auction in the first instance, and if it is passed in then it would be listed for sale. The sales process may be lengthy considering the lack of non-environmental development or use opportunities, such as a dwelling entitlement or agriculture, on this particular property. It is recommended that credit retirement is aligned with settlement of the property so that the future landowner benefits from the annual payments.

Transport has been managing the property including regular photo point monitoring, weed control, removal of illegal dumping, signage and fencing improvements. Annual reports and inspections have been coordinated with the Biodiversity Conservation Trust. Transport will continue to manage the property until divestment.

Due to ongoing steps required to divest the property, Transport are requesting approval of an alternative timeframe to retire the remaining 64 BBAM credits. Transport is requesting a 12-month extension to March 2027, in accordance with CoA E4. This would enable the remaining property matters to be addressed and would align with proposed divestment of the property to the final landowner, ensuring they are the recipient of the first annual fund payment.

Please contact Lawson Gill on 0448 768 382 or lawson.gill@transport.nsw.gov.au if you require further information.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Plummer".

Peter Plummer

Project Manager

Newcastle Inner City Bypass – Rankin Park to Jesmond